

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 Putnam
Jurisdiction City of Greencastle
Allocation Code T-67-901
Allocation Area Name Greencastle Economic Development Area

Form Prepared By:

Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>3,278,750</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>121,396,863</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$124,675,613</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>125,322,854</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>2,007,830</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$123,315,024</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98909</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$3,242,979</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$122,079,875</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.2656</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$3,986,640</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.2656</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98909</u>

I, Lorie Hallett Auditor, of Putnam County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-29-19Lorie Hallett
County Auditor (Signature)Lorie Hallett

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Adrian P. Burt
Commissioner, Department of Local Government Finance7/30/19
Date (month, day, year)

Greencastle Economic Development Area - 2019 pay 2020

Adjustments to Incremental Assessed Value

Demolition

No demolitions for the year

TOTAL DEMOLITION

New Construction

Forvet LLC	67-09-16-303-076.000-008	0	015-507620-00
Building addition picked up 18 pay 19			
C & R Quality Rentals	67-09-21-202-070.000-008	0	015-508630-00
Second floor renovation picked up 18 pay 19			
Green Family Trust - Bridges	67-09-21-201-073.000-008	0	015-503140-00
Building renovation picked up 18 pay 19			
Letreco - 11 South Indiana	67-09-21-201-091.001-008	0	015-510631-00
Check for second floor 20 pay 21			
Burton Homes LLC Storage	67-09-16-303-091.000-008	0	015-522720-00
Building renovation - check 20 pay 21			
Backstreets Prop. Dr. Knuth	67-09-15-404-073.000-008	0	015-509080-00
Building expansion - check 20 pay 21			

TOTAL NEW CONSTRUCTION

0

Abatement Roll Off

Crown Equipment		367,500
Crown Equipment - Force Bldg		3,865
Cuatro LLC (Phoenix)		425,000
Ascena (F B Distro)	Old Project	COMPLETED
Ascena (F B Distro)	E-Commerce Renovation	0
Ascena (F B Distro)	E-Commerce Expansion	255,105
Garmong Development -1		35,425
Garmong Development -2		66,590
Chiyoda USA	Paint Building	854,345

TOTAL ROLL OFF

2,007,830

Adjustments for Pending Appeals

No appeals.

NET ADJUSTMENT FOR APPEALS

0

Change in Tax Status

Increase

Decrease

TOTAL TAX STATUS

0

0

Personal Property - Designated Taxpayers (for reference)

Crown Equipment	67-015-201115-00	8,197,158
Wal-Mart Distribution	67-015-205200-00	11,398,960
Phoenix Closures	67-015-203933-00	7,242,376

TOTAL PERSONAL PROPERTY

26,838,494

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 Putnam
 Jurisdiction Town of Cloverdale
 Allocation Code T-67-902
 Allocation Area Name Crossroads USA Arena and Exposition, Inc. Economic Dev. Area

Form Prepared By:
 Name William A. Dory, Jr.
 Unit/Company City of Greencastle
 Telephone Number 765-653-3100
 E-mail Address bdory@cityofgreencastle.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	0
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	1,602,400
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$1,602,400
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	1,601,700
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$1,601,700
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.99956
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$1,601,700
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.4841
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$39,788
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	2.4841
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.99956

I, Lorie Hallett Auditor, of Putnam County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-29-19Lorie Hallett

County Auditor (Signature)

Lorie Hallett

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Adrian Bryant

Commissioner, Department of Local Government Finance

7/30/19

Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 Putnam
 Jurisdiction Town of Cloverdale
 Allocation Code T-67-904
 Allocation Area Name Cloverdale Economic Development Area - Allocation Area A

Form Prepared By:
 Name William A. Dory, Jr.
 Unit/Company City of Greencastle
 Telephone Number 765-653-3100
 E-mail Address bdory@cityofgreencastle.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>1,066,113</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>32,887</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,099,000</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>1,091,100</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$1,091,100</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99281</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,058,448</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$32,652</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4841</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$811</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.4841</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99281</u>

I, Lorie Hallett Auditor, of Putnam County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-29-19

Lorie Hallett
 County Auditor (Signature)

Lorie Hallett

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Adrian Bryant
 Commissioner, Department of Local Government Finance

7/30/19
 Date (month, day, year)

Cloverdale Economic Development Area - 2019 pay 2020

Allocation Area A

Adjustments to Incremental Assessed Value

Demolition

No demolition for 2019 pay 2020	0
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TOTAL DEMOLITION	0
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New Construction

Putnam Plastics - New Warehouse	Picked up 16 pay 17
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TOTAL NEW CONSTRUCTION	0
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Abatement Roll Off

No Abatement Roll Off	0
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TOTAL ROLL OFF	0
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Adjustments for Pending Appeals

Add or Delete For Appeals	0
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NET ADJUSTMENT FOR APPEALS	0
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Change in Tax Status

Increase

Decrease

No changes in tax status	0	0
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TOTAL TAX STATUS	0	0
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**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-904
Allocation Area Name Cloverdale Economic Development Area - Allocation Area B

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>11,194,709</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>1,288,121</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$12,482,830</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>12,027,668</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$12,027,668</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.96354</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$10,786,550</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,241,118</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4841</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$30,831</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.4841</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.96354</u>

I, Lorie Hallett Auditor, of Putnam County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-29-19
Lorie Hallett
County Auditor (Signature)

Lorie Hallett
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Walter Brant
Commissioner, Department of Local Government Finance

7/30/19
Date (month, day, year)

Cloverdale Economic Development Area - 2019 pay 2020

Allocation Area B

Adjustments to Incremental Assessed Value

Demolition

Hayman Holdings (Arby's)	67-12-36-102-003.000-003	0	022-504760-00
Building burned 05/2017	See increase due to new construction in 18 pay 19		

TOTAL DEMOLITION

0

New Construction

Hicks & Sons LLC	67-12-36-102-005.001-003	0	022-500560-01
New building - Final AV in 18 pay 19; partial increase in 17 pay 18			
Picked up 18 pay 19			

Hayman Holdings (Arby's)	67-12-36-102-003.000-003		022-504760-00
Increase due to replacement building over burned building			
Picked up 18 pay 19			

TOTAL NEW CONSTRUCTION

0

Abatement Roll Off

No Abatement Roll Off	0
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TOTAL ROLL OFF

0

Adjustments for Pending Appeals

Add or Delete For Appeals	0
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NET ADJUSTMENT FOR APPEALS

0

Change in Tax Status

Increase

Decrease

No changes in tax status	0	0
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TOTAL TAX STATUS

0

0

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-904
Allocation Area Name Cloverdale Economic Development Area - Allocation Area C

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	8,372,953	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	197,542	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$8,570,495
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	8,242,265	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$8,242,265
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.96170
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$8,052,269
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$189,996
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4841
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$4,720
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		2.4841
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.96170

I, Lorie Hallett Auditor, of Putnam County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

Lorie Hallett
County Auditor (Signature)

Lorie Hallett
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Adrian Bryant
Commissioner, Department of Local Government Finance

7/30/19
Date (month, day, year)

Cloverdale Economic Development Area - 2019 pay 2020

Allocation Area C

Adjustments to Incremental Assessed Value

Demolition

TOTAL DEMOLITION

0

New Construction

MDH Investments - Lumberyard New 34x101 Storage Building	67-15-06-203-012.002-003 Picket up 18 pay 19	022-509451-00
MDH Investments - North Lot New 48x64 Pole Barn	67-15-06-203-012.001-003 Picked up 2017 pay 2018	022-509450-01
MDH Investments - South Block New Fence	67-15-06-203-039.000-003	Not in Allocation 022-520050-00
Red Roof Liquor LLC Renovation of Building	67-15-06-202-066.000-003 Picked up 18 pay 19	022-501440-00
Clay County Rural Telephone Renovation of Building	67-16-01-101-061.000-003 Picked up 18 pay 19	022-501230-00

TOTAL NEW CONSTRUCTION

0

Abatement Roll Off

No Abatement Roll Off 0

TOTAL ROLL OFF

0

Adjustments for Pending Appeals

Add or Delete For Appeals	0
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NET ADJUSTMENT FOR APPEALS	0
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Change in Tax Status	Increase	Decrease
No changes in tax status	0	0

TOTAL TAX STATUS	0	0
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